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0005

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
762,200 / 762,200

USE VALUE:

762,200 / 762,200

ASSESSED:

762,200 / 762,200


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46-48		POND LN, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: RUSSELL KAREN J		
Owner 2:		
Owner 3:		
Street 1: 46 POND LANE UNIT 2		
Street 2:		

Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Type:

PREVIOUS OWNER
Owner 1: PLATT PHILIP -
Owner 2: -
Street 1: 125 HARVARD AVE
Twn/City: MEDFORD
St/Prov: MA
Postal: 02155

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1902, having primarily Cprn. Clap Exterior and 1538 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8105																

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			User Acct	
102	0.000	760,800	1,400		762,200					311135	
Total Card	0.000	760,800	1,400		762,200					GIS Ref	
Total Parcel	0.000	760,800	1,400		762,200					GIS Ref	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	495.58	/Parcel:	495.58			Insp Date	
										05/14/18	
										15703!	

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	102	FV	760,800	1400	.		762,200		Year end	12/23/2021			
2021	102	FV	739,100	1400	.		740,500		Year End Roll	12/10/2020			
2020	102	FV	728,200	1400	.		729,600	729,600	Year End Roll	12/18/2019			
2019	102	FV	650,200	1400	.		651,600	651,600	Year End Roll	1/3/2019			
2018	102	FV	576,400	1400	.		577,800	577,800	Year End Roll	12/20/2017			
2017	102	FV	526,400	1400	.		527,800	527,800	Year End Roll	1/3/2017			
2016	102	FV	526,400	1400	.		527,800	527,800	Year End	1/4/2016			
2015	102	FV	479,400	1400	.		480,800	480,800	Year End Roll	12/11/2014			

SALES INFORMATION										TAX DISTRICT			ACTIVITY INFORMATION		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name		
PLATT PHILIP,	128-116		12/6/2013		640,000	No	No			5/14/2018	Measured	DGM	D Mann		
REFINED PROPERTY	110-90		12/9/2009		487,500	No	No			4/7/2010	NEW CONDO	BR	B Rossignol		

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	20 - Cpm. Clap
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

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RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 4	BRs: 2	Baths: 2 HB

UnSketched SubAreas:
GLA: 1538,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1902
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G11
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

OTHER FEATURES

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	

FLOOR:

Floor: M - Multi-Level

% Own: 50.000000000

Name:

DEPRECIATION

Phys Cond: VG - Very Good 4.6%

Functional: %

Economic: %

Special: %

Override: %

Total: 4.6%

CALC SUMMARY

Basic \$ / SQ: 305.00

Size Adj.: 1.33270478

Const Adj.: 0.96530050

Adj \$ / SQ: 392.370

Other Features: 90000

Grade Factor: 1.00

NBHD Inf: 1.14999998

NBHD Mod:

LUC Factor: 1.00

Adj Total: 797486

Depreciation: 36684

Depreciated Total: 760801

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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